

June 16, 2016

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: <u>ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION</u>

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on June 13, 2016:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)

PROJECT NAME: Sidhu Short Plat

PROJECT NUMBER: LUA15-000558, SHPL-A, MOD

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 1, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7289.

For the Environmental Review Committee,

Clark the Clore

Clark H. Close Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER: LUA15-000558, ECF, SHPL-A, MOD

APPLICANT: Sidhu Harminder, 10618 SE 240th St, Suite 203, Kent, WA 98031

PROJECT NAME: Sidhu Short Plat

PROJECT DESCRIPTION: The applicant is requesting approval of a 3-lot short plat, SEPA Environmental Review and a street modification for the future development of two (2) new single-family homes. The project site consists of two existing parcels that total 28,500 SF (0.65 acres). The existing lots are located at the SW corner of Lake Ave S and S 19th St within the Residential-6 dwelling units per acre (R-6) zone. The project would retain the existing residential structure at 223 S 19th Street. The proposed new lots would range in size from 8,886 SF to 10,467 SF in area with an average lot size of 9,500 SF. The residential density would be 5.15 dwelling units per net acre. Access to the three new parcels would be via individual driveway approaches from S 19th Street. Half-street frontage improvements will be completed along S 19th Street. The site includes 3,120 SF of steep slope area. There are 26 trees onsite and 13 are proposed to be retained. The site topography is relatively level within the developed area of the existing residence and descends from the existing residence to the west and south. There are two areas on the site where the slopes exceed 40%. The proposed drainage system would connect to impervious surfaces to infiltration facilities (dry wells) with overflow to the tightline system that conveys flow to the downhill wetland.

PROJECT LOCATION: 223 S 19th St (APN's 7222000511 and 7222000512)

LEAD AGENCY: City of Renton

Environmental Review Committee

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 1, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



PUBLICATION DATE:

JUNE 17, 2016

DATE OF DECISION:

JUNE 13, 2016

SIGNATURES:

Gregg Zimmerman, Administrator

Public Works Department

Date

6/13/16

Mark Peterson, Administrator

Fire & Emergency Services

Date

6-13-16

Kelly Beymer, Administrator

Community Services Department

Date

C.E. "Chip" Vincent, Administrator

Department of Community &

Economic Development

Date

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM) MITIGATION MEASURES AND ADVISORY NOTES

PROJECT NUMBER: LUA15-000558, SHPL-A, MOD

APPLICANT: Sidhu Harminder

PROJECT NAME: Sidhu Short Plat

The applicant is requesting approval of a 3-lot short plat, PROJECT DESCRIPTION: SEPA Environmental Review and a street modification for the future development of two (2) new single-family homes. The project site consists of two existing parcels that total 28,500 SF (0.65 acres). The existing lots are located at the SW corner of Lake Ave S and S 19th St within the Residential-6 dwelling units per acre (R-6) zone. The project would retain the existing residential structure at 223 S 19th Street. The proposed new lots would range in size from 8,886 SF to 10,467 SF in area with an average lot size of 9,500 SF. The residential density would be 5.15 dwelling units per net acre. Access to the three new parcels would be via individual driveway approaches from S 19th Street. Half-street frontage improvements will be completed along S 19th Street. The site includes 3,120 SF of steep slope area. There are 26 trees onsite and 13 are proposed to be retained. The site topography is relatively level within the developed area of the existing residence and descends from the existing residence to the west and south. There are two areas on the site where the slopes exceed 40%. The proposed drainage system would connect to impervious surfaces to infiltration facilities (dry wells) with overflow to the tightline system that conveys flow to the downhill wetland.

PROJECT LOCATION: 223 S 19th St (APN's 7222000511 and 7222000512)

LEAD AGENCY: The City of Renton

Department of Community & Economic Development

Planning Division

MITIGATION MEASURES:

- The applicant shall comply with the recommendations included in the updated Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC dated March 11, 2016.
- 2. The applicant shall provide drilled pier foundations (12 or 16 inches in diameter) within the existing loose fills along the western building site, in order to derive adequate bearing support in the dense native deposits at depth (a minimum embedment of 10 feet in the Renton Formation deposits). A structural slab shall be utilized for the building.

- 3. The applicant shall overexcavate and replace areas of existing fill material interbedded with organic and deleterious material, voids, non-structural fill within roadway areas or right-of-ways, below any utility improvement areas, and within the shared curb cut or driveway areas. Overexcavations shall extend into competent native soils and structural fill shall be utilized to restore subgrade elevations.
- 4. The applicant shall contract with a Geotechnical engineer in order to verify that the earthwork, foundation and other recommendations have been properly interpreted and implemented in the design and engineering plan documents. Geotechnical monitoring services shall also be provided during construction covering testing and inspections as recommended in the geotechnical report.
- 5. The applicant shall provide a fill source statement for fill used at the site for project development. The fill source statement shall be submitted with the construction permit application.
- 6. The property owner shall retain a qualified geotechnical consulting firm to perform, on an annual basis, a reconnaissance-level geologic hazard and risk evaluation of the steep slopes and existing fill deposits onsite. The objective of the evaluation is to assess current slope conditions and advise the owner on areas of elevated risk for impacts to property or conditions that present life and safety concerns. The consulting firm shall provide an annual report to the property owner summarizing observations, conclusions and recommendations in regard to the evaluation. Copies of the reports shall be made available to the City of Renton upon request. The Development Engineering Manager may temporarily or permanently waive the annual report requirement when the reports are no longer necessary to protect public safety.

ADIVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Engineering Review Comments Contact: Kamran Yazdidoost | 425 430 7382 | kyazdidoost@rentonwa.gov

Recommendations:

EXISTING CONDITIONS

WATER Water service will be provided by the City of Renton.

SEWER Sewer service will be provided by the City of Renton.

STORM There is storm conveyance system in S 19TH Street.

STREETS There are no frontage improvements.

CODE REQUIREMENTS:

WATER

- 1. The proposed development is within the City of Renton's water service area and in the 350 hydrulic pressure zone.
- 2. There is an existing 8 inch water main in 19TH Street.
- 3. The static water pressure is about 64 psi at ground elevation of 100 feet.
- 4. Installation of a new fire hydrant connecting to the existing 8 inch line and the hydrant must be within 300 feet of each lot.
- 5. There is an existing 3/4 inch water meter serving the existing dwelling on the subject property.
- 6. A separate domestic water service and meter will be required for the new lots prior to the recording of the short plat. The meter will be connected to the existing 8 inch water main in 19TH Street.
- 7. The development is subject to the water system development charge of \$ 3090.00 and of the 3/4 inch water meter installation charge of \$3,347.50 for the new lot.

SEWER

- 1. Sewer service is provided by the City of Renton. Since the 8" sewer main extended on front of the property, extension of the 8 inch main in S 19TH Street is not required.
- 2. If the existing home is currently on a septic system, it will be required to be abandoned in accordance with King County Department of Health.
- 3. The system development fee for sewer is based on the size of the new domestic water to serve the new homes on the new lots. Sewer fee for a ¾ inch water meter install is \$2135.
- 4. Separate side sewer stubs to each building lot is required prior to recording of the Short Plat.

SURFACE WATER

- 1. A drainage plan dated Jun 25, 2015, and drainage report dated February 26, 2015 was submitted by PLOG Consulting, Survey Civil Structural. The proposed 3 lot subdivision, zoned R 8, is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. Flow control BMPS required for this project per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3.
- 2. Surface water runoff created by this development will be collected and conveyed to limited infiltration trenches/drywell located inside the short plat. An EPA falling head infiltration test is required for proposed designed infiltration trenches/drywell per City of Renton Amendments to King County Storm water design manual.
- 3. The project is subject to a Level 1 downstream analysis for a ¼ mile from the project site, in accordance of section 1.2.2.1 of the King County Surface Water Design Manual as amended by the City of Renton.

- 4. Infiltration trenches/drywells are proposed in the TIR for each lot. Infiltration trenches/drywells must be design and locate per City of Renton Amendments to King County Storm Water Design Manual Appendix C sections 5.4 and C.2.2.3. New driveways must be added to pollution generating impervious surface area.
- 5. A geotechnical report, dated November 7, 2014 was submitted by Earth Solutions NW LLC. The field study included 7 exploration pits on the 0.65 acre site. These exploration pits were dug up to 10 feet in fill and native's soil. No ground water was encountered. Soil type encountered is silty sand (USCS: SM) and silt with sand (USCS: ML).
- 6. Surface water system development fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit.

TRANSPORTATION/STREET

- 1. This project fronts S 19TH Street. Street improvements for this project must meet the city of Renton Street standards.
- 2. The current transportation impact fee rate is \$2,214.44 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.
- 3. Existing right of way width in this section of S 19TH Street is approximately 60 feet. S 19TH Street is classified as a residential access street. To meet the City's complete street standards for residential streets, street improvements including, but not limited to 13 feet of paving from centerline, curb and gutter, an 8 foot planter strip, a 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060. Right of way dedication is not required at this section of S 19TH Street.

GENERAL COMMENTS

- 1. Separate permits and fees for water, sewer, and storm connections will be required.
- 2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
- 3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
- 4. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

PLAN REVIEW RECOMMENDED CONDITIONS

1. Flow control BMPS required for this project per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3.

- 2. An EPA falling head infiltration test is required for proposed designed infiltration trenches/drywells per City of Renton Amendments to King County Storm Water Design Manual.
- 3. New driveways area must be included to pollution generating impervious surface area.
- 4. Infiltration trenches/drywells must be design and locate per City of Renton Amendments to King County Storm Water Design Manual sections C.2.2.3 and 5.4.
- 5. Level 1 downstream analysis is required in accordance with section 1.2.2.1 of the King County Surface Water Design Manual as amended by the City of Renton.
- 6. Per Geotech report, due to the loose to medium dense consistency of the existing fill deposits, as well as the presence of organic and deleterious material, soil cavities, and buried debris, it is our opinion development within the western tax parcel would require the use of deep foundations, such as pipe piles, in order to provide adequate support for proposed structures. Additional testing of existing fill soils, primarily from an environmental standpoint, would be prudent as project plans develop.
- 7. Existing right of way width in this section of S 19TH Street is approximately 60 feet. S 19TH Street is classified as a residential access street. To meet the City's complete street standards for residential streets, street improvements including, but not limited to 13 feet of paving from centerline, curb and gutter, an 8 foot planter strip, a 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060. Right of way dedication is not required at this section of S 19TH Street.

Engineering Review Comments Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

- 1. A preliminary drainage report, dated February 26, 2015, and drainage plan dated June 25, 2015 were submitted by PLOG Consulting with the site plan application. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Site Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM.
- 2. As outlined in the drainage report, the site meets the exemption for providing flow control facilities as outlined in the City of Renton Amendments to the 2009 KCSWDM Section 1.2.3.1.B. The requirement for providing flow control facilities is waived for any threshold discharge area in which there is no more than 0.1-cfs difference in the sum of the developed and forested (historic) site conditions 100-year peak flows. For the purposes of this calculation, the peak flows may be modeled in accordance with the flow control BMP facility sizing credits in Table 1.2.3.C. As designed, the development proposes the use of drywells to provide limited infiltration of surface water. Based on the model presented in the report, and utilizing the BMP facility sizing credit for providing Limited Infiltration, the proposed development creates an increase of 0.1-cfs from the existing site condition 100-year peak flows and qualifies for the exemption.
- 3. A preliminary geotechnical report, dated November 7, 2014, completed by Earth Solutions NW, LLC for the site was provided as part of the site plan application. The report discusses the soil and groundwater characteristics of the site and provides recommendations for project

design and construction. The submitted geotechnical report makes several recommendations and conclusions, including but not limited to the western tax parcel should use deep foundations, such as pipe piles, in order to provide adequate support for proposed structures due to the loose to medium dense consistency of the existing fill deposits, as well as the presence of organic and deleterious material, soil cavities and buried debris; or the report also states that the organic-rich soil and fill deposits are not considered suitable for direct support of utilities and would likely require remedial action, such as removal and replacement with structural fill, where encountered at utility subgrades.

- 4. On August 27, 2015, the City requested a secondary review of the submitted Geotechnical Report and requested the submitted report expound upon the vulnerability and potential settlement impacts as it pertains to proposed driveways in the building setback and utilities proposed for the new lots.
- 5. An updated geotechnical report, dated March 11, 2016, completed by Earth Solutions NW, LLC for the site was provided for review. On February 19, 2016, Earth Solutions NW, LLC conducted a supplementary subsurface explorations consisting of three (3) soil borings on the western parcel to better assess the depth and characteristics of the existing fill deposits. Based on the Standard Penetration Test (SPT) the in-situ density of the fill varies between very loose to medium dense. Fill depths range between 23 and 71 feet below the existing ground surface (bgs) at the boring location. The fill depth was found to increase from east to west across the western parcel. The moisture content of the fill was characterized primarily as "moist to wet" or "wet." Groundwater seepage was encountered at depths of approximately 15 to 20 feet bgs at the boring locations. The native soils were classified in the report as silty sand, which exhibit very low infiltration characteristics. The report concludes the native soils are not feasible for infiltration and should be considered impervious for practical design purposes.

Staff Comments:

- i. Based on the results of the updated Geotechnical Report, the drainage plan and drainage report no longer provide a feasible option for mitigating the added impervious surfaces as a result of the development. The use of drywells for Limited Infiltration of the surface water is viable due to the classification of the native soils on site.
- ii. The applicant shall provide an updated Technical Information Report (TIR) and drainage plan providing a practicable alternative to mitigate the added impervious surface as a result of the development. The BMP facility sizing credit for Limited Infiltration is no longer applicable to the site. New calculations are required to determine the project's ability to meet the exemption for flow control as outlined in Section 1.2.3.B. If the exemption cannot be obtained based in the site conditions, flow control facilities will be required to be designed in accordance with Section 5.4.

Community Services Review Comments Contact: Leslie Betlach | 425 430 6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact Fee per Ordinance 5670 applies.

Recommendations: 2. Street trees shall be species that achieve a small height due to overhead utilities. Recommend only two street trees, instead of three as proposed.

Recommendations: 3. Planting strip increase pervious surfaces by eliminating concrete on either side of driveway approaches, where possible.

Recommendations: 4. Street lighting an existing power pole is not shown on the plans.

Technical Services Comments Contact: Amanda Askren | 425 430 7369 | aaskren@rentonwa.gov

Recommendations: Technical Services Review – Review Date 8/11/2015

Title report provided does not include both properties for the short plat. Please provide. Sheet 2 Comments – Boundary Survey:

- Survey notes are cut off and illegible.
- Text on some items does not meet minimum requirements.
- No legend provided.
- Overlapping text and linework make some information illegible.
- Stationing provided appears to be incomplete.
- Surveyor stamp not included.
- Symbol sizes are inconsistent.

Sheet 3 Comments – Boundary and Topographic Survey:

- Dimension text for improvements illegible.
- No legend provided.
- Overlapping text and linework make some information illegible.
- Surveyor stamp not included.

Sheet 6 Comments – Proposed Short Plat Layout:

- Overlapping text and linework make some information illegible.
- Inconsistent text sizes.
- Appears the existing house will stay; however proposed lot lines run through existing improvements.

Fire Review-Building Comments Contact: Corey Thomas | 425 430 7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire mitigation impact fees are currently applicable at the rate of \$495.10 per single family unit. This fee is paid at the time of building permit issuance. Credit would be granted for the one existing home to be retained.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet,

a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing fire hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings of which there is one hydrant that does and is within 300 feet of all proposed homes. A second new hydrant would be needed if larger homes are proposed.

2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Maximum slope is 15 percent.

Planning Review Comments Contact: Clark Close | 425 430 7289 | cclose@rentonwa.gov

- 1. Conduct an Independent Secondary Review of the submitted Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated November 7, 2014) for the effectiveness of any proposed mitigating measures or programs, as allowed by RMC 4 3 050F.6.
- 2. The submitted Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated November 7, 2014) should expound upon the vulnerability and potential settlement impacts as it pertains to proposed driveways in the building setback and utilities proposed for the new lots.
- 3. Complete an analysis on Coal Mine Hazards in the area pursuant to RMC 4 8 120D.7.G. Geotechnical Report, Coalmine Medium.
- 4. Driveway profiles to ensure the slope of the driveway does not exceed fifteen percent (15%). A modification request from the code would be required if the driveway to the existing developed lot exceeds 15%.

Police Plan Review Comments Contact: Holly Trader | 425 430 7519 | htrader@rentonwa.gov Recommendations: Minimal impact on police services.



OF ENVIRONMENTAL DETERMINATION

ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME:

Sidhu Short Plat

PROJECT NUMBER:

LUA15-000558, SHPL-A, MOD

LOCATION:

223 S 19th St (APN's 7222000511 & 7222000512)

DESCRIPTION:

ENVIRONMENTAL REVIEW AND A STREET MODIFICATION FOR THE FUTURE DEVELOPMENT OF TWO (2) NEW SINGLE-FAMILY HOMES. THE PROJECT SITE CONSISTS OF TWO EXISTING PARCELS THAT TOTAL 28,500 SF (0.65 ACRES). THE EXISTING LOTS

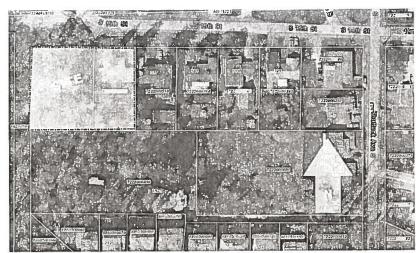
THE APPLICANT IS REQUESTING APPROVAL OF A 3-LOT SHORT PLAT, SEPA

ARE LOCATED AT THE SW CORNER OF LAKE AVE S AND S 19TH ST WITHIN THE RESIDENTIAL-6 DWELLING UNITS PER ACRE (R-6) ZONE. THE PROJECT WOULD RETAIN THE EXISTING RESIDENTIAL STRUCTURE AT 223 S 19TH STREET. THE PROPOSED NEW LOTS WOULD RANGE IN SIZE FROM 8,886 SF TO 10,467 SF IN AREA WITH AN AVERAGE LOT SIZE OF 9,500 SF. THE RESIDENTIAL DENSITY WOULD BE 5.15 DWELLING UNITS PER NET ACRE. ACCESS TO THE THREE NEW PARCELS WOULD BE VIA INDIVIDUAL DRIVEWAY APPROACHES FROM S 19TH STREET. HALF-STREET FRONTAGE IMPROVEMENTS WILL BE COMPLETED ALONG S 19TH STREET. THE SITE INCLUDES 3,120 SF OF STEEP SLOPE AREA. THERE ARE 26 TREES ONSITE AND 13 ARE PROPOSED TO BE RETAINED. THE SITE TOPOGRAPHY IS RELATIVELY LEVEL WITHIN THE DEVELOPED AREA OF THE EXISTING RESIDENCE AND DESCENDS FROM THE EXISTING RESIDENCE TO THE WEST AND SOUTH. THERE ARE TWO AREAS ON THE SITE WHERE THE SLOPES EXCEED 40%. THE PROPOSED DRAINAGE SYSTEM WOULD CONNECT TO IMPERVIOUS SURFACES TO INFILTRATION FACILITIES (DRY WELLS) WITH OVERFLOW TO THE TIGHTLINE SYSTEM THAT CONVEYS FLOW TO THE DOWNHILL WETLAND.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 1, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.